



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Tuesday 22 April 2025 at 7.00pm

Cllr. J. Love (Chair)
Cllr. K. Bedwell

Cllr. C. Macve
Cllr. S. Mayhew

IN ATTENDANCE:

Linda Lewis – Administrative Officer
Minutes taken by Linda Lewis
Cllr. P. Selby

1.0 DECLARATIONS OF INTEREST

Members and officers were reminded to make any declarations of personal and/or prejudicial interest that they may have in relation to any item on the agenda.
Cllr. J. Love declared a personal interest in WD/2025/0819/F 84 Streatfield Road, Uckfield, TN22 2BQ as she was good friends with the owner of the property.

2.0 STATEMENTS FROM MEMBERS OF THE PUBLIC ON MATTERS ON THE AGENDA AT THE CHAIRMAN'S DISCRETION

None.

3.0 APOLOGIES

Apologies for absence were received from Cllr. D. Bennett

4.0 MINUTES

4.1 Minutes of the meeting held on 31 March 2025

P83.04.25 It was **RESOLVED** that the minutes of the Plans Committee of the 31 March 2025, be taken as read, confirmed as a correct record and signed by the Chair.

4.2 Action List

Members noted the Action List.

5.0 PLANNING APPLICATIONS

WD/2025/0496/LB NORTH MANOR HOUSE, REGENCY CLOSE, UCKFIELD, TN22 1EH

Proposal to turn the north west reception room into the kitchen/diner.

P84.04.25 It was **RESOLVED** to support the application, subject to the Conservation Officer having no adverse comments.

WD/2025/0804/F 66 LASHBROOKS ROAD, UCKFIELD, TN22 2AZ

Proposed two storey side extension.

P85.04.25 It was **RESOLVED** to support the application on the following grounds:

- It would be in accordance with the street scene as there were many similar extensions in the vicinity and therefore a precedent existed;
- It would have no detrimental effect to adjacent properties.

WD/2025/0819/F 84 STREATFIELD ROAD, UCKFIELD, TN22 2BQ

Two storey side extension.

Cllr. J. Love reiterated her personal interest in the following application and took no part in the discussion or the vote. The Chair was taken by Cllr. Macve for this application.

P86.04.25 It was **RESOLVED** to support the application as there was a precedent of similar extensions along Streatfield Road.

Cllr. Love then resumed to Chair the meeting.

WD/2025/0304/F 63 THE DRIVE, UCKFIELD, TN22 1DB

Extension and conversion to three flats.

P87.04.25 It was **RESOLVED** to support the application as this would create affordable housing within an already built-up area of the town.

Members however had concerns that 3 parking spaces was insufficient and would exacerbate dangers of vehicles parking on the corner and in this area.

WD/2025/0740/FA LAND TO THE SOUTH OF SPRINGFIELD, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SL

Variation of Condition 2 of WD/2024/2226/RM (Reserved Matters pursuant to Outline application WD/2023/2193/O (Outline application for the demolition of existing structures and the erection of up to 9 dwellings (with all matters reserved except access). Access to be achieved from Lewes Road) to allow for the provision of garaging to each dwelling.

P88.04.25 It was **RESOLVED** to object to the application as it was considered an over development of the site.

*Members felt that had the garages been included on the original application for each of 9 dwellings, it would have been refused as an overdevelopment of the land, and reasoned that had this been the case the developer would have had to reduce the number of dwellings.

*Members requested a response from Wealden District Council to clarify if this would have been the case.

WD/2025/0768/F FLAT 1, 130 HIGH STREET, UCKFIELD, TN22 1QR

3 timber replacement windows to the property- 2 to the front and 1 to the rear.

P89.04.25 Members noted that this was within the Conservation Area and **RESOLVED** to support the application if in accordance with the Conservation Officer.

WD/2025/0790/F THE SIGNAL BOX, HIGH STREET, UCKFIELD, TN22 1PU

Change of use of existing signal box building from taxi office (Sui Generis) to licenced bar/public house (Sui Generis).

P90.04.25 It was **RESOLVED** not to provide a response to the application, as the Town Council had a prejudicial interest in the application as it owned The Signal Box.

6.0 DECISION NOTICES

Approved:

WD/2024/0715/LB

REPLACEMENT OF SIX PAIRS OF SASHES TO TWO FRONT BAY WINDOWS WITH ASSOCIATED REPAIRS, TOGETHER WITH REPAIRS TO WINDOWS IN SIDE ELEVATION.

CHESTNUT HOUSE, 127 HIGH STREET, UCKFIELD, TN22 1EH

Permits the modification:

WD/2024/2824/PO

MODIFICATION OF SECTION 106 OBLIGATION DATED 9TH JANUARY 2024 ATTACHED TO PLANNING PERMISSION WD/2022/1303/MAJ (PHASED DEVELOPMENT COMPRISING 9 NO. DWELLINGS, ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE) TO AMEND THE PAYMENT OF THE AFFORDABLE HOUSING CONTRIBUTION TO BEFORE OCCUPATION OF THE FIFTH DWELLING IN ORDER TO ASSIST WITH THE FINANCIAL VIABILITY OF THE DEVELOPMENT.

RIDGEWOOD HOUSE, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SN

Prior Approval not required:

WD/2025/0452/P26

PROPOSED CONVERSION OF GROUND FLOOR OFFICES TO FORM 3 NO. DWELLING UNITS (COMPRISING 1 X 1-BEDROOM AND 2 X 2-BEDROOM)
ASHDOWN HOUSE, LIBRARY WAY, UCKFIELD, TN22 1AR

Members noted the Decision Notices.

7.0 TREE PRESERVATION ORDER

TM/2025/0100/TPO

REDUCE THE CROWN OF 4 OAK TREES BY UP TO 30% TO SUITABLE PRUNING POINTS AND REMOVE EPICORMIC GROWTH WITHIN TREE PRESERVATION ORDER (UCKFIELD) NO 25/1, 1983
52 FORGE RISE, UCKFIELD, TN22 5BX

Members were happy with the proposed removal of epicormic growth and ivy, but were concerned for the life of the tree regarding pruning, since the health of the tree was unknown. Members questioned whether a bat survey needed to be carried out as it was known that bats were in the area and there could be bats nesting in the ivy.

Members questioned the reason for pruning and requested that the Tree Officer of Wealden District Council advise his findings.

8.0 TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING APPLICATION OUTSIDE THE USUAL CYCLE OF MEETINGS

WD/2025/0572/F THE UCKFIELD CLUB, BELL LANE, UCKFIELD, TN22 1QL

Provision of a 1200mm high picket fence with a 600mm wide area for shrub planting to the rear on the southern boundary of the property

Uckfield Town Council support the application as the proposed would reduce anti-social behaviour, improve safety for users of the premises and also improve the street scene.

Members noted the report.

The meeting closed at 7.32pm